



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**



MARK J. SALADINO
TREASURER AND TAX COLLECTOR


KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

December 15, 2006

TO: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: Mark J. Saladino
Treasurer and Tax Collector 

SUBJECT: **UPDATES ON UPCOMING 2007A TAX SALE**

We are in the process of preparing for the upcoming 2007A tax sale scheduled for February 26 and 27, 2007. The tax sale will be held at the Los Angeles County Fairgrounds in Pomona. Below are scheduled activities for this sale:

2007A TAX SALE

- On December 1, 2006, 79 nonprofit organizations interested in purchasing tax defaulted properties through the Chapter 8 program were notified to attend the program's workshop scheduled for Friday, December 15, 2006, to ensure the new program requirements are fully understood. The workshop will be conducted by representatives from the State Controller's Office, Community Development Commission, and the Treasurer and Tax Collector.
- On December 6, 2006, 265 public and taxing agencies were notified of the tax sale.
- On December 15, 2006, 1,845 prospective bidders will be notified that the auction books are available for sale and will also be provided with specific information regarding registration requirements. Registration will run from January 30, 2007 through February 15, 2007.
- Official Notices of Auction will be mailed by December 26, 2006, to approximately 50,000 parties of interest.

- The publication of the 2007A tax sale is scheduled to be published the weeks of January 1, 8, and 15, 2007, as required by Revenue and Taxation Code 3702.
- Staff from the Department of Community and Senior Services and Department of Consumer Affairs will conduct taxpayer-counseling sessions for those properties that are homeowner occupied. All contacts will be completed by February 20, 2007. If they are unable to contact the owner, the sale of the affected parcel will be postponed.
- Starting January 13, 2007, through February 16, 2007, the County of Los Angeles Safety Police will attempt to establish personal contact with all owner-occupied properties.

Attached is a list of critical dates to remember and information that may be useful when responding to inquiries regarding the **2007A tax sale**, registration dates, and how to purchase the auction book. This same information will be available on our website: <http://ttax.co.la.ca.us>. The following telephone numbers can also be provided to the public.

PUBLIC INFORMATION NUMBERS

Bidder Registration Information	(213) 974-2040
Parcels in Tax Sale Information	(213) 974-2045
Order an Auction Book	(213) 974-2646 or 47

We anticipate an increase in inquiries due to the above-listed activities. Should you have special handling needs, please contact Donna J. Doss, Assistant Treasurer and Tax Collector, at (213) 974-2077 or my office at (213) 974-2101.

MJS:DJD

MD:lpg

E:2007A BdMM General Info

Attachments

IMPORTANT INFORMATION

INVESTIGATE BEFORE YOU BID

1. Read carefully the Official Terms and Conditions of this sale, Pages 5 - 12.
2. Review Assessor's maps for parcel information. Maps can be purchased from the Assessor's Office or accessed at <http://assessor.co.la.ca.us/>. See Pages 4 and 13.
3. Personally visit the property that you are interested in purchasing prior to the sale. Do not trespass. Beware that improvements (structures) indicated in this book or the Assessor's database may no longer exist. The defaulted property is sold on an "as is" basis; no warranty is made by the County.
4. The Assessor's property description may indicate a condominium unit; however, it may not be an actual living unit, i.e., it could be a garage, parking stall, or a storage room. **BUYERS BEWARE!**
5. Complete your purchases to avoid losing your deposit and the rights to the property. Deposits on incomplete sales are **FORFEITED/NON-REFUNDABLE**.

TO PURCHASE PROPERTY YOU MUST

1. Be a registered bidder to participate at the auction. Must register in person.
2. Register January 30 through February 15, 2007, including \$5,000 registration deposit.
3. Know how you wish to have property vested, as **NO** changes to vesting title are allowed after you have registered.
4. Have proper form of payment. The only forms of payment for registration and for purchases at the auction are cash, cashier's checks, and bank-issued money orders. Personal or business checks will not be accepted. Cashier's checks and bank-issued money orders must be made payable to the **L. A. County Tax Collector**. Checks made payable to the bidder, or any other party, will not be accepted. Also, credit cards are not accepted.

HELPFUL TIPS

1. Register early! The first 200 bidder cards issued will have a choice of prime seating at the auction. Prime seating will only be reserved from 8:00 to 9:00 a.m. Arrive early!
2. Bring cashier's checks and bank-issued money orders in denominations of \$5,000 or less and payable to the L.A. County Tax Collector to avoid delays at the cashier lines.
3. Obtain updates of parcels remaining in the sale at the Tax Collector's website at <http://ttax.co.la.ca.us>. Weekly updates will be available on Mondays, beginning January 8, 2007 and daily updates will begin on Monday, February 12, 2007 through the date of the auction.

AUCTION TRUST ACCOUNTS

1. \$5,000 is the minimum amount required to open an Auction Trust Account, in addition to the \$5,000 bidder registration deposit.
2. **The last day to open the Auction Trust Account will be February 23, 2007.** See Page 9, Section G, for more details on the Auction Trust Account.
3. Unused monies in the Auction Trust Account and Bidder Registration Deposits will be refunded by mail within 30 days after the sale. Unused funds **WILL NOT** be refunded at the auction site.

**LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR
225 NORTH HILL STREET, ROOM 130
LOS ANGELES, CALIFORNIA 90012**

CRITICAL DATES

Assessor's Map Books Available for Sale	December 18, 2006
Auction Book Available for Sale	December 18, 2006
Bidder Registration Period	January 30, to February 15, 2007
Last date to redeem tax defaulted property and prevent property from selling at auction	February 23, 2007 @ 5 p.m.
Last date to open an Auction Trust Account	February 23, 2007 @ 5 p.m.
Auction Date	February 26 & 27, 2007 @ 9 a.m.
Auction Location	Los Angeles County Fairgrounds - Pomona Fairplex 1101 West McKinley Avenue, Building 8 Pomona, California 91768
Final pay-off date for properties purchased at the tax sale	March 29, 2007

AUCTION BOOK INFORMATION

A. How to purchase an Auction Book

1. **BY MAIL:** Orders by mail should be addressed to the Los Angeles County Tax Collector, 225 North Hill Street, Room 114, Los Angeles, California, 90012. Only cashier's checks or bank-issued money orders made payable to the Los Angeles County Tax Collector will be accepted. Personal or business checks will NOT be accepted. Applicable sales tax of 8.25% will be charged to California shipping addresses only and postage in addition to the \$15 cost of the auction book.
2. **BY TELEPHONE:** Orders by telephone must be directed to (213) 974-2646 or (213) 974-2647 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and paid by using Visa, MasterCard or Discover Card. Callers must have their credit card number available when calling. Applicable sales tax of 8.25% will be charged to California shipping addresses only and postage in addition to the \$15 cost of the auction book.
3. **IN PERSON:** Purchases in person are to be made at the Cashier's windows located on the first floor -lobby area- of the Kenneth Hahn Hall of Administration, 225 North Hill Street, Los Angeles, California, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Only cash, cashier's checks, bank-issued money orders, Visa, MasterCard, and Discover Card will be accepted. Personal or

business checks will **NOT** be accepted. Applicable sales tax of 8.25% will be charged to California shipping addresses only and postage in addition to the \$15 cost of the auction book.

4. **COST OF AUCTION BOOK (All Auction Book sales are final)**

	In Person	Mail & Telephone
Price	\$15.00	\$ 15.00
8.25% Sales Tax (California Residents Only)	1.24	1.24
Postage (Priority Mail Flat Rate)	<u>N/A</u>	<u>4.05</u>
Total Cost	\$16.24	\$20.29

B. Where to Purchase Assessor's Maps

A complete set of maps showing the general location and dimensions of all parcels to be offered at this auction is available for purchase at the Assessor's Office:

Los Angeles County Assessor's Office
500 West Temple Street, Room 225
Los Angeles, California 90012
(213) 974-3420

You may also access the maps from the Assessor's website at:
<http://assessor.co.la.ca.us>.

Please note that Assessor's maps are provided **without warranty of any kind** in regard to the property itself. We encourage you to contact the Assessor's Office to validate the parcel description, usage or other features of the property **before** you bid. For example the term "**Condominium Unit**" in a parcel description may refer to a parking space or garage and **NOT** be an actual living unit.

Beware that maps obtained from any other source may not be accurate. If you have questions regarding the maps or wish to purchase the maps, please contact the Los Angeles County Assessor's Office, 500 West Temple Street, Room 225, Los Angeles, California 90012, (213) 974-3420.

Please direct the general public to the following telephone numbers:

PUBLIC INFORMATION NUMBERS

Bidder Registration Information	(213) 974-2040
Parcels in Tax Sale Information	(213) 974-2045
Order an Auction Book	(213) 974-2646 or 47
Assessor's Map Books	(213) 974-3420

CRITICAL TELEPHONE NUMBERS AND WEBSITES

	<u>Telephone</u>	<u>Website</u>	<u>Page</u>
<u>TAX COLLECTOR</u>			
Bidder Registration Information	(213) 974-2040	http://ttax.co.la.ca.us	1-4, 8
Auction Trust Account	(213) 974-2040	http://ttax.co.la.ca.us	9
Information on Properties in Auction (Auction Unit)	(213) 974-2045	http://ttax.co.la.ca.us	
Auction Books Orders by Telephone	(213) 974-2646 (213) 974-2647	http://ttax.co.la.ca.us	3
Auction Books Orders On-Line		http://ttax.co.la.ca.us	
<u>ASSESSOR</u>			
Assessor's Maps	(213) 974-3420	http://assessor.co.la.ca.us	4 & 13
<u>CONTAMINATION INFORMATION</u>			
California Environmental Protection Agency Department of Toxic Substances Control Cal Sites Help Desk	(916) 323-3400	http://www.dtsc.ca.gov/ database/cal/sites	11(M)
L.A. County Dept. of Public Works Environmental Program Division 900 S. Fremont Ave., 3 rd Floor Annex Alhambra, CA 91803-1331	(626) 458-3517		11(M)
City of L.A. - Environmental Affairs Dept. 200 N. Spring Street, Room 1905 Los Angeles, CA 90012	(213) 978-0871		11(M)
Water Quality Control Boards			
Most of Los Angeles County		http://www.waterboards.ca.gov/losangeles	11(M)
Antelope Valley		http://www.waterboards.ca.gov/ahontan	11(M)
<u>WEED ABATEMENT</u>			
Weed Abatement - Department of Agriculture/Weights & Measures	(626) 575-5487	http://acwm.co.la.ca.us	10(I)(i)
Los Angeles City Fire Department Brush Clearance Unit 200 N. Main St., Room 1620 Los Angeles, CA 90012	(213) 978-3470 or (213) 978-3472		10(I)(i)
<u>IRS</u>			
Internal Revenue Service (IRS)	(213) 576-4456		10(I)(g)